



Prospect View, Spond, nr Eardisley Herefordshire HR5 3LD



Sunderlands
Residential Rural Commercial



**Barns at Prospect View
Spond
Nr Eardisley
Herefordshire
HR5 3LD**

Summary of features

- Small residential development site of 6 converted barns
- 3 x 2 bedroom, 3 x 4 bedroom
- Finished to very high spec
- Spacious plots with parking.
- Outstanding rural views
- Just 2.5 miles north of Eardisley, 3.5 miles south of Kington, 11 miles south-west of Hay on Wye and 16 miles north-west of Hereford

Prices from; £350,000

Description:

Brought to you by local developers KMC, this exclusive range of barn conversions sits in an outstanding rural position, enjoying far-reaching views over adjacent farmland, particularly to the east, south and west.

This spacious development consists of a communal gated entrance with each unit spurring off into their own grounds and parking.

Having a keen eye for detail, the Developers will be finishing each unit to the very highest standard and at this stage any purchaser can have a say in details such as kitchen and bathrooms.

Situation:

Spond itself is a scattered rural Hamlet just 2 miles north of Eardisley Village, which has a good range of amenities including primary school, shop with Post Office, public house, tennis club and church. A wider range of facilities can be found in the nearby towns of Kington, Hay on Wye and Hereford.

The development lies just 5 miles from Offa's Dyke and offers some outstanding walking almost immediately from the door and perhaps most notably along Offa's Dyke itself, Hergest Ridge and alongside the River Wye at Whitney on Wye.

BARN 1: Asking Price £675,000

(2045 sq.ft.) Accommodation spanning over two floors organised in an 'upside down' formation, briefly comprising of; 4 Bedrooms, Master having Dressing Area and En-Suite, Bedroom 2 (with En Suite), Bathroom, separate WC, Utility, Boot Room and formal Entrance Hall.

To the first floor there is a feature external terrace with bi-folding doors from the Dining and Living Room taking in the far-reaching views to the south, a superb open plan Kitchen/Dining/Living Room, Landing with vaulted ceiling from Entrance Hall, Study, WC and Lounge.

BARN 2: Asking Price £375,000

(1140 sq. ft.) An all too rare opportunity to purchase a two bedroom barn conversion which briefly comprises of; Entrance Hall with storage cupboards, 2 Bedrooms (Master having Dressing Room and En-Suite), Bathroom, separate Lounge and open-plan Kitchen Diner with bi-folding doors onto the rear terrace.

BARN 3: Asking Price £350,000

(1140 sq.ft.) Mid-terraced two bedroom barn conversion which briefly comprises of; Entrance Hall with storage cupboards, 2 Bedrooms (Master having Dressing Room and En-Suite), Bathroom, separate Lounge and open-plan Kitchen Diner with bi-folding doors onto the rear terrace.

BARN 4: Asking Price £375,000

(1140 sq.ft.) A two bedroom barn conversion which briefly comprises of; Entrance Hall with storage cupboards, 2 Bedrooms (Master having Dressing Room and En-Suite), Bathroom, separate Lounge and open-plan Kitchen Diner with bi-folding doors onto the rear terrace.

BARN 5: Asking Price £650,000

(2547 sq.ft.) A substantial single storey property comprising of; large L-shaped Entrance Hall with Utility, WC, storage cupboards and Bathroom. 4 Bedrooms (Master having En-Suite), Boot Room, separate Lounge and large open-plan Kitchen/Dining/Living Room with bi-folding doors on to south facing terrace.

OUTSIDE: Each unit has provision for parking and the central courtyard provides ample room for visitor parking together with a generous turning area without compromising any of the barns. In particular, barns 1 and 5 have substantial plots of approximately 0.4 acres and 0.25 acres respectively, whereas barns 2, 3 and 4 have more manageable sized plots but enjoy lovely easterly and southerly views. These smaller units offer great potential for those looking for a 'lock-up and leave' whereas barns 1 and 2 offer substantial living space for those looking to enjoy active retirement and perhaps growing families.

SERVICES: Mains electricity and water are connected, LPG heating and drainage is in the form of a treatment plant just off the site.

COMPLETION & TENURE: The developers are actively constructing each unit with barns 2,3 & 4 being the most advanced and on course for a summer 2022 completion. Each property is freehold and will have vacant possession upon completion.

DIRECTIONS: Navigate to postcode HR5 3LE and upon reaching the junction (Signposted Lyonshall & Spond) opposite the church, take the turning and Prospect View can be found after approximately 600 metres on the left hand side.

Barn 1



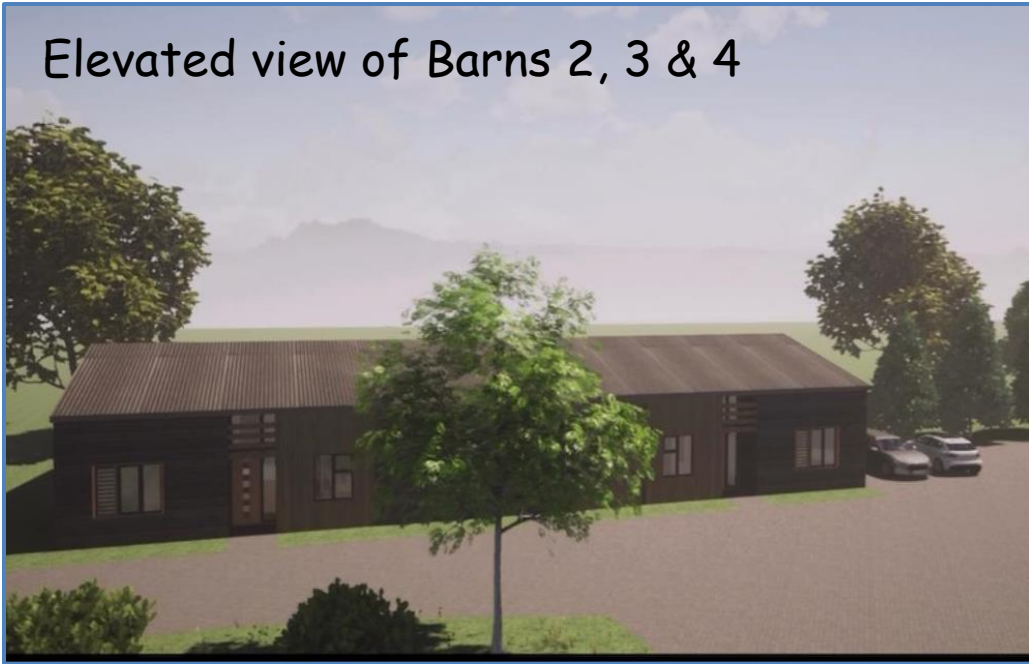
Site view from the East



Site view from the North



Elevated view of Barns 2, 3 & 4



PROSPECT VIEW



Ground level view of Barns 2, 3 & 4



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